

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- August 16, 2019
121 N. LaSalle Street- City Council Chambers- 2nd Flr.

Approval of the minutes from the July 19, 2019 regular meeting of the Board.

Approval of the agenda for the August 16, 2019 regular meeting of the Board.

9:00 A.M.

395-19-S	ZONING DISTRICT: RS-2	WARD: 34
APPLICANT:	Shama Ministries	
OWNER:	Same as applicant	
PREMISES AFFECTED:	11136 S. Eggleston Avenue	
SUBJECT:	Application for a special use to establish a group community home.	

- Continued to September 20, 2019 at 2:00 p.m.

396-19-Z	ZONING DISTRICT: RS-2	WARD: 41
APPLICANT:	Joseph M. Haugh	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6429 N. New England Avenue	
SUBJECT:	Application for a variation to reduce the north side setback from the required 4' to 2.69', south setback from 4' to 3.15', combined side setback from 9.3' to 5.84' for a proposed two-story, rear addition, rear enclosed porch, and second floor addition to the existing single family residence.	

- Approved

397-19-S	ZONING DISTRICT: B3-3	WARD: 49
APPLICANT:	Cally Raduenzel dba Cally's Curls & Co.*	
OWNER:	CIG Howard Commercial, LLC	
PREMISES AFFECTED:	1627 W. Howard Street	
SUBJECT:	Application for a special use to establish a hair salon.	

- Approved

398-19-Z	ZONING DISTRICT: RT-4	WARD: 47
APPLICANT:	Dynaprop XXXII: 1226 Winnemac, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1226 W. Winnemac Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 40'-8" to 31'-8" for a proposed rear three-story addition and to convert the existing three dwelling unit building to a five dwelling unit building.	

- Approved

*Amended at hearing

399-19-Z **ZONING DISTRICT: RT-4** **WARD: 47**
APPLICANT: Dynaprop XXXII: 1226 Winnemac, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1226 W. Winnemac Avenue
SUBJECT: Application for a variation to reduce the required rear yard open space from the required 354 square feet to 323 square feet for a proposed rear three-story addition and to convert the existing three dwelling unit building to a five dwelling unit building.

- Approved

400-19-S **ZONING DISTRICT: B3-1** **WARD: 39**
APPLICANT: Nadya Hope Salon, Inc.
OWNER: Polamer, Inc.
PREMISES AFFECTED: 6142 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a nail salon.

- Approved

401-19-S **ZONING DISTRICT: B1-3** **WARD: 50**
APPLICANT: SRMP Executive Inc. dba Style and Smile Beauty Salon
OWNER: Ajaz Ali Khan
PREMISES AFFECTED: 2435 W. Devon Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.

- Approved

402-19-Z **ZONING DISTRICT: DR-3** **WARD: 42**
APPLICANT: Joseph Peterchak
OWNER: Same as applicant
PREMISES AFFECTED: 77 E. Cedar Street
SUBJECT: Application for a variation to reduce the rear setback from the required 20.08' to zero for a proposed three-story rear addition with roof deck.

- Continued to September 20, 2019 at 2:00 p.m.

403-19-S **ZONING DISTRICT: B1-2** **WARD: 50**
APPLICANT: Ashor Younan*
OWNER: Peter Fortsas
PREMISES AFFECTED: 2921 W. Devon Avenue
SUBJECT: Application for a special use to establish a hair salon.

- Approved

404-19-S **ZONING DISTRICT: B1-3** **WARD: 11**
APPLICANT: C A Pioneer Holding, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2801-07 S. Halsted Street/ 739-47 W. 28th Street
SUBJECT: Application for a special use to establish a four-story, thirty dwelling unit residential building.

- Approved

*Amended at hearing

405-19-Z	ZONING DISTRICT: B1-3	WARD: 11
APPLICANT:	C A Pioneer Holding, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2801-07 S. Halsted Street/ 739-47 W. 28th Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to zero and to eliminate the one required off-street loading space for a proposed four-story, thirty dwelling unit residential building.	
<ul style="list-style-type: none"> • Approved 		
406-19-S	ZONING DISTRICT: B3-2	WARD: 32
APPLICANT:	Eclectic Nail Lounge, LLC	
OWNER:	Kimon Gabrielatos	
PREMISES AFFECTED:	1347 W. Belmont Avenue Floor G	
SUBJECT:	Application for a special use to establish a hair / nail salon.	
<ul style="list-style-type: none"> • Dismissed for Want of Prosecution 		
407-19-Z	ZONING DISTRICT: RM-4.5	WARD: 43
APPLICANT:	1913 N. Halsted Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1913 N. Halsted Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 39.3' to 32' for a proposed four-story, two dwelling unit building.	
<ul style="list-style-type: none"> • Continued to September 20, 2019 at 2:00 p.m. 		
408-19-Z	ZONING DISTRICT: RM-4.5	WARD: 43
APPLICANT:	1913 N. Halsted, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1913 N. Halsted Street	
SUBJECT:	Application for a variation to establish a new curb cut to serve a proposed four-story, two dwelling unit building.	
<ul style="list-style-type: none"> • Continued to September 20, 2019 at 2:00 p.m. 		
409-19-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	Peter Brejnak	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2138-40 W. Evergreen Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 15' to 10.75', east setback from 2.14' to 0.04' (west setback to be 3.03'), combined side setback from 5.35' to 3.07' to allow the subdivision of a zoning lot in to two zoning lots. The existing building at 2138 W. Evergreen shall remain and be converted from three dwelling units to four dwelling units and four new parking stalls at the rear of the lot. The lot at 2140 W. Evergreen shall be vacant.	
<ul style="list-style-type: none"> • Approved 		

410-19-S **ZONING DISTRICT: B1-2** **WARD: 40**
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2755 W. Lawrence Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with six car garage with roof deck accessed from the rear open porch.

- Continued to September 20, 2019 at 2:00 p.m.

411-19-Z **ZONING DISTRICT: B1-2** **WARD: 40**
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2755 W. Lawrence Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, six dwelling unit building with a six car garage with roof deck accessed from the rear open porch.

- Continued to September 20, 2019 at 2:00 p.m.

412-19-Z **ZONING DISTRICT: RT-4** **WARD: 4**
APPLICANT: Metropole Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4350 S. Berkeley Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,955.12 for a proposed three-story, three dwelling unit building.

- Approved

413-19-S **ZONING DISTRICT: B3-2** **WARD: 49**
APPLICANT: JYM Investments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2321 W. Howard Street
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed one-story, restaurant.

- Continued to September 20, 2019 at 2:00 p.m.

414-19-S **ZONING DISTRICT: B3-1** **WARD: 41**
APPLICANT: Elite Cigar Lounge and Hookah Bar, Inc.
OWNER: Ernest A. Cheirgalos Trust dated October 19, 2010
PREMISES AFFECTED: 6416 N. Lehigh Avenue
SUBJECT: Application for a special use to establish a hookah bar.

- Approved with conditions

415-19-S	ZONING DISTRICT: B3-1	WARD: 35
APPLICANT:	7-Eleven, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4346 N. Kimball Avenue	
SUBJECT:	Application for a special use to establish a gas station.	
	• Continued to September 20, 2019 at 2:00 p.m.	
416-19-Z	ZONING DISTRICT: RS-3	WARD: 14
APPLICANT:	Sze Wing Li	
OWNER:	Ernesto Esparza	
PREMISES AFFECTED:	4421 S. Drake Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 39.97' to 15.17', north side setback from 2' to 1.40', south side setback from 2' to 1.57', combined side setback from 5' to 2.97' to permit the subdivision of one zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.	
	• Continued to September 20, 2019 at 2:00 p.m.	
417-19-Z	ZONING DISTRICT: RS-3	WARD: 14
APPLICANT:	Sze Wing Li	
OWNER:	Ernesto Esparza	
PREMISES AFFECTED:	4421 S. Drake Avenue	
SUBJECT:	Application for a variation to reduce the off-street parking from one non-conforming parking space to zero to allow the subdivision of one improved zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.	
	• Continued to September 20, 2019 at 2:00 p.m.	
418-19-Z	ZONING DISTRICT: RS-3	WARD: 14
APPLICANT:	Sze Wing Li	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4423 S. Drake Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 39.97' to 20' for a proposed two-story, single family residence.	
	• Continued to September 20, 2019 at 2:00 p.m.	
419-19-Z	ZONING DISTRICT: RT-4	WARD: 43
APPLICANT:	1932 N. Fremont, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1932 N. Fremont Street	
SUBJECT:	Application for a variation to reduce the south side setback from the required 2' to 1' (north side to be 3'), combined side setback from 5' to 4' for a proposed three-story, single family residence.	
	• Continued to September 20, 2019 at 2:00 p.m.	

- Continued to September 20, 2019 at 2:00 p.m.

- **Denied**

422-19-Z **ZONING DISTRICT: C1-1** **WARD: 12**
APPLICANT: United Developments and Investments II, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1551-59 W. 33rd Street
SUBJECT: Application for a variation to reduce the front setback from the required 7.63' to zero for a proposed one-story commercial building with five open parking stalls.

- Continued to September 20, 2019 at 2:00 p.m.

423-19-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Natural Nail Cafe Corp.
OWNER: Ni Brother Inc.
PREMISES AFFECTED: 2831 N. Halsted Street 1N
SUBJECT: Application for a special use to establish a nail salon.

- Continued to September 20, 2019 at 2:00 p.m.

424-19-Z **ZONING DISTRICT: C2-2** **WARD: 26**
APPLICANT: Grand Palace, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2202-10 W. Grand Avenue
SUBJECT: Application for a variation to reduce the reverse corner lot side setback from 39.16' to 2.5'* for a proposed five-story*, mixed use building with a twenty-three car private garage at the ground floor.

- Approved

*Amended at hearing

425-19-Z	ZONING DISTRICT: C2-2	WARD: 26
APPLICANT:	Grand Palace, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2202-10 W. Grand Avenue	
SUBJECT:	Application for a variation to increase the height from the maximum 50' to 51.5' for a proposed five-story, mixed use building with an attached twenty-three car garage at ground floor.	
<ul style="list-style-type: none"> • Approved 		
426-19-Z	ZONING DISTRICT: C2-2	WARD: 26
APPLICANT:	Grand Palace, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2202-10 W. Grand Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 939.94 square feet for a proposed five-story, mixed use building with an attached twenty-three car garage at the ground floor.	
<ul style="list-style-type: none"> • Approved 		
427-19-S	ZONING DISTRICT: B3-1 / B1-1	WARD: 50
APPLICANT:	CMC Pratt, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2751-59 N. Pratt Avenue / 6745 N. California Avenue	
SUBJECT:	Application for a special use to establish a community center in an existing one-story building with a new second floor addition with retail space to remain.	
<ul style="list-style-type: none"> • Approved 		
428-19-Z	ZONING DISTRICT: B3-1/ B1-1	WARD: 50
APPLICANT:	CMC Pratt, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2751-59 N. Pratt Avenue/ 6745 N. California Avenue	
SUBJECT:	Application for a variation to reduce the interior landscape from 406 square feet to 365 square feet, reduce the number of interior trees from three to one, eliminate the 7' landscape setback with three trees and twenty shrubs along Pratt and California Avenue, allow the 4' high ornamental fence to be located at the property line instead of 5' from the property line and to erect a 6' high wooden trash enclosure instead of a masonry enclosure to serve the proposed community center.	
<ul style="list-style-type: none"> • Approved 		
429-19-S	ZONING DISTRICT: B1-1	WARD: 19
APPLICANT:	Kerry L. Butler dba Urban Naturals Salon	
OWNER:	Matija Dostal	
PREMISES AFFECTED:	1755-57 W. 95th Street	
SUBJECT:	Application for a special use to establish a beauty salon.	
<ul style="list-style-type: none"> • Approved 		

430-19-S	ZONING DISTRICT: PMD 8-A	WARD: 12
APPLICANT:	Cook- DuPage Transportation Company, Inc.	
OWNER:	2005, LLC	
PREMISES AFFECTED:	2005 W. 43rd Street / 4328-4424 S. Damen Avenue	
SUBJECT:	Application for a special use to expand a major utilities and service for a proposed wash station, filling station, fleet vehicle storage and fleet vehicle repairs within an existing rear one-story portion of an existing five and one-story building.	
	• Approved	
431-19-S	ZONING DISTRICT: B3-2	WARD: 2
APPLICANT:	Svitlana Maldonado & Sophia Mamchur dba SBK Dog Club, Inc.	
OWNER:	1522 N Ashland, LLC	
PREMISES AFFECTED:	1522 N. Ashland Avenue	
SUBJECT:	Application for a special use to establish an animal boarding / daycare facility.	
	• Approved	
432-19-S	ZONING DISTRICT: B1-1	WARD: 4
APPLICANT:	The Healthy Hair Boutique (La Joie Johnson)	
OWNER:	Fourstars, LLC	
PREMISES AFFECTED:	700 E. 47th Street, Suite C	
SUBJECT:	Application for a special use to establish a hair salon.	
	• Approved	
433-19-S	ZONING DISTRICT: RS-3	WARD: 34
APPLICANT:	Aaron Mallory dba GRO Community	
OWNER:	Aaron Mallory dba Gro Real Estate, LLC	
PREMISES AFFECTED:	350 W. 109th Place	
SUBJECT:	Application for a special use to establish a transitional residence.	
	• Denied	
434-19-S	ZONING DISTRICT: C1-2	WARD: 27
APPLICANT:	Hermon Baptist Church	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3127-37 W. Carroll Avenue	
SUBJECT:	Application for a special use to establish a religious assembly in a proposed two-story building with twenty-seven parking spaces.	
	• Approved	

2:00 P.M.

435-19-Z	ZONING DISTRICT: B3-3	WARD: 47
APPLICANT:	Alfred J. Cantieri	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4105 N. Lincoln Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 3.72' for a proposed second floor addition with one dwelling unit above the existing one-story retail building.	
• Approved		
436-19-Z	ZONING DISTRICT: B3-3	WARD: 47
APPLICANT:	Alfred J. Cantieri	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4105 N. Lincoln Avenue	
SUBJECT:	Application for a variation to reduce the required automobile parking spaces from one to zero for a proposed second floor addition with one dwelling unit above the existing one-story, retail building.	
• Approved		
437-19-S	ZONING DISTRICT: PMD-4	WARD: 27
APPLICANT:	NB2M, LLC	
OWNER:	2201 West Fulton, LLC	
PREMISES AFFECTED:	2201 W. Fulton Street	
SUBJECT:	Application for a special use to establish an accessory off-site parking lot with twenty-nine parking stalls to serve a proposed industrial private event space located at 2145 W. Walnut Street.	
• Approved		
438-19-Z	ZONING DISTRICT: PMD-4	WARD: 27
APPLICANT:	NB2M, LLC	
OWNER:	2201 West Fulton, LLC	
PREMISES AFFECTED:	2201 W. Fulton Street	
SUBJECT:	Application for a variation to establish shared parking for twenty-nine parking spaces which will be shared between an existing industrial use located at 2201 W. Fulton and a proposed industrial private event space located at 2145 W. Walnut Street which will have different peak parking demands.	
• Approved		
439-19-S	ZONING DISTRICT: PMD-4	WARD: 27
APPLICANT:	NB2M, LLC	
OWNER:	2201 W. Fulton, LLC	
PREMISES AFFECTED:	215 N. Leavitt	
SUBJECT:	Application for a special use to establish twenty five accessory off-site parking spaces in an existing lot to serve the proposed industrial event space located at 2145 W. Walnut Street.	
• Approved		

440-19-Z	ZONING DISTRICT: PMD-4	WARD: 27
APPLICANT:	NB2M, LLC	
OWNER:	2201 W. Fulton, LLC	
PREMISES AFFECTED:	215 N. Leavitt Street	
SUBJECT:	Application for a variation to establish shared parking for eleven of the twenty five parking spaces which will be shared between an existing industrial use located at 2201 W. Fulton Street and a proposed industrial private event space located at 2145 W. Walnut Street.	
<ul style="list-style-type: none"> • Approved 		
441-19-Z	ZONING DISTRICT: RM-4.5	WARD: 43
APPLICANT:	1956 North Orchard Street, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1956 N. Orchard Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 34.35' to zero for a proposed rear, one-story addition to the existing three-story, single family residence with an attached garage.	
<ul style="list-style-type: none"> • Approved 		
442-19-Z	ZONING DISTRICT: RS-3	WARD: 47
APPLICANT:	Public Building Commission of Chicago	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4540 N. Campbell Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 20' to 5.87', north setback from 22.5' to 2.5' for a proposed three-story addition to an existing three-story school.	
<ul style="list-style-type: none"> • Approved 		
443-19-Z	ZONING DISTRICT: RS-3	WARD: 47
APPLICANT:	Public Building Commission of Chicago	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4540 N. Campbell Avenue	
SUBJECT:	Application for a variation to reduce the existing landscape setback along Maplewood Avenue from the required 7' to 6'-8", eliminate approximately fifty shrubs in the existing landscape setback and to allow the existing ornamental fence to remain at the property line instead of 5' from the property line for a proposed three-story addition to an existing three-story school.	
<ul style="list-style-type: none"> • Approved 		
444-19-S	ZONING DISTRICT: B1-1	WARD: 19
APPLICANT:	CIBC Bank USA	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3040 W. 111th Street	
SUBJECT:	Application for a special use to establish a drive through facility that will serve a proposed one-story bank.	
<ul style="list-style-type: none"> • Approved 		

445-19-Z	ZONING DISTRICT: B1-1	WARD: 19
APPLICANT:	CIBC Bank USA	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3040 W. 111th Street	
SUBJECT:	Application for a variation to reduce the east side setback from 8' to zero for a proposed one-story bank with a drive-through facility with an accessory parking abutting a residential district.	
<ul style="list-style-type: none"> • Approved 		
446-19-S	ZONING DISTRICT: DX-5	WARD: 25
APPLICANT:	Banana Glades, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	24 S. Morgan Street	
SUBJECT:	Application for a special use to lease thirty-two of the seventy-three required residential parking spaces which are located on the first through third floors in an existing eleven-story, mixed use building which contains seventy-nine parking spaces.	
<ul style="list-style-type: none"> • Approved 		
447-19-S	ZONING DISTRICT: DX-5	WARD: 25
APPLICANT:	Banana Glades, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	24 S. Morgan Street	
SUBJECT:	Application for a special use to establish six non-accessory parking spaces within the first through third levels in an existing eleven-story mixed use building with seventy-nine parking spaces.	
<ul style="list-style-type: none"> • Approved 		
448-19-S	ZONING DISTRICT: B3-5	WARD: 48
APPLICANT:	MQS Group, LLC	
OWNER:	Edgewater Beach Apartment Corporation	
PREMISES AFFECTED:	5557 N. Sheridan Road	
SUBJECT:	Application for a special use to establish a tavern.	
<ul style="list-style-type: none"> • September 20, 2019 at 2:00 p.m. 		
449-19-S	ZONING DISTRICT: B1-2	WARD: 17
APPLICANT:	Kelvin Neal	
OWNER:	Same as applicant	
PREMISES AFFECTED:	7759 S. Halsted Street	
SUBJECT:	Application for a special use to establish a hair salon.	
<ul style="list-style-type: none"> • Denied 		

450-19-Z	ZONING DISTRICT: B3-2	WARD: 43
APPLICANT:	2577 N. Clark Land Trust	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2577-79 N. Clark Street	
SUBJECT:	Application for a variation to reduce the required off-street parking spaces from one to zero to allow the conversion of an existing office space on the second floor of a two-story mixed use building to a dwelling unit.	
	• Approved	
451-19-S	ZONING DISTRICT: B3-1	WARD: 38
APPLICANT:	Black Dagger Inc.	
OWNER:	Gladys R. Wilson and Associates	
PREMISES AFFECTED:	3431 N. Harlem Avenue	
SUBJECT:	Application for a special use to establish a body art service (tattoo shop).	
	• Approved	
452-19-S	ZONING DISTRICT: B1-1	WARD: 19
APPLICANT:	Bianca Salazar dba Vier Hair Loft, LLC*	
OWNER:	Vince Barraco of Brock's 2, LLC	
PREMISES AFFECTED:	3010 W. 111th Street	
SUBJECT:	Application for a special use to establish a hair salon.	
	• Approved	
453-19-Z	ZONING DISTRICT: RS-3	WARD: 9
APPLICANT:	Public Building Commission	
OWNER:	Same as applicant	
PREMISES AFFECTED:	10538 S. Langley Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 20' to 8.58', south side setback from 28.41' to 10.41' for a proposed four-story addition to an existing four-story school.	
	• Approved	
454-19-Z	ZONING DISTRICT: RS-3	WARD: 9
APPLICANT:	Public Building Commission of Chicago	
OWNER:	Same as applicant	
PREMISES AFFECTED:	10538 S. Langley Avenue	
SUBJECT:	Application for a variation to exceed the floor area ratio .9 of 57,883.5 square feet to the maximum 59,022 square feet for a proposed four-story addition to the existing four-story school.	
	• Approved	

*Amended at hearing

455-19-Z	ZONING DISTRICT: RS-3	WARD: 9
APPLICANT:	Public Building Commission of Chicago	
OWNER:	Same as applicant	
PREMISES AFFECTED:	10538 S. Langley Avenue	
SUBJECT:	Application for a variation to eliminate the one required loading berth for a proposed four-story addition to the existing four-story school.	
<ul style="list-style-type: none"> • Approved 		
456-19-Z	ZONING DISTRICT: RS-3	WARD: 9
APPLICANT:	Public Building Commission of Chicago	
OWNER:	Same as applicant	
PREMISES AFFECTED:	10538 S. Langley Avenue	
SUBJECT:	Application for a variation to eliminate the required 7' landscape setback (with seven trees and approximately fifty shrubs), along E. 105th Pl. and S. Langley Avenue, eliminate interior landscape requirement (approximately 1,221 square feet with ten shrubs), allow the existing 4' high ornamental fence to remain at the property line instead of 5' from the property line for a proposed four-story addition to an existing four-story school.	
<ul style="list-style-type: none"> • Approved 		
457-19-S	ZONING DISTRICT: PMD-4A	WARD: 27
APPLICANT:	Moonlight Studios, Inc.	
OWNER:	DDP Enterprises, LLC	
PREMISES AFFECTED:	1455 W. Hubbard Street	
SUBJECT:	Application for a special use to establish an accessory off-site parking lot with seventeen required parking spaces to serve a proposed industrial private event space located at 1446 W. Kinzie Street.	
<ul style="list-style-type: none"> • Continued to September 20, 2019 at 2:00 p.m. 		
458-19-Z	ZONING DISTRICT: PMD-4A	WARD: 27
APPLICANT:	Moonlight Studios, Inc.	
OWNER:	DDP Enterprises, LLC	
PREMISES AFFECTED:	1455 W. Hubbard Street	
SUBJECT:	Application for a variation to establish shared parking for seventeen parking spaces for non-residential use with different peak hours to accommodate the required parking for a proposed industrial private event space located at 1446 W. Kinzie Street.	
<ul style="list-style-type: none"> • Continued to September 20, 2019 at 2:00 p.m. 		

459-19-S **ZONING DISTRICT: PMD-14** **WARD: 35**
APPLICANT: GW Addison Kimball, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3343 W. Addison Street
SUBJECT: Application for a special use to increase the maximum floor area to 10,269 square feet for a proposed one-story restaurant with a drive through facility.

- Approved

CONTINUANCES

382-19-S **ZONING DISTRICT: PMD-14** **WARD: 35**
APPLICANT: GW Addison Kimball, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3343 W. Addison Street
SUBJECT: Application for a special use to establish a dual-lane* drive through facility to serve a proposed one-story restaurant.

- Approved

241-19-S **ZONING DISTRICT: M3-3** **WARD: 22**
APPLICANT: Frenchy Soccer Development, LLC
OWNER: Heneghan Wrecking Company Inc. / Heneghan Wrecking and Excavating Co, Inc.
PREMISES AFFECTED: 4201 W. 36th Street
SUBJECT: Application for a special use to allow a sports and recreation, participant 149 person capacity (indoor soccer field) in an existing one-story warehouse.

- Withdrawn

309-19-S **ZONING DISTRICT: B3-2** **WARD: 12**
APPLICANT: Maria Castro
OWNER: Javier Galindo
PREMISES AFFECTED: 2878 W. Cermak Road
SUBJECT: Application for a special use to establish a beauty salon.

- Approved

339-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 26**
APPLICANT: Sonny Montijo
OWNER: Same as applicant
PREMISES AFFECTED: 3219 W. Mclean Avenue
SUBJECT: Application for a variation to reduce the west setback from the required 2' to 1' (east to be 3.58') combined side setback from 5' to 4.58' for a proposed fourth floor addition to the existing three-story building to be converted with partial enclosure over the existing rear open porch and will convert from two dwelling units to three dwelling units.

- Approved

*Amended at hearing

343-19-Z **ZONING DISTRICT: C1-2** **WARD: 30**
APPLICANT: Wilmot Construction Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 905.58 square feet for a proposed four-story, mixed use building with an attached thirty-two car garage.

- Approved

344-19-Z **ZONING DISTRICT: C1-2** **WARD: 30**
APPLICANT: Wilmot Construction Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the off-street parking from the required forty on-site accessory parking spaces to thirty-two to serve a proposed four-story, mixed use building with an attached thirty-two car garage.

- Withdrawn

356-19-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Robert Linn
OWNER: Leeward, LLC-Series 1759
PREMISES AFFECTED: 2457 N. Artesian Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to zero (south side setback to be 3'), combined side setback from 5' to 3' for a proposed two-story, single family residence.

- Denied

359-19-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Chi Partners, LLC 2711 Washtenaw Series
OWNER: Same as applicant
PREMISES AFFECTED: 2711 N. Washtenaw Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,893 square feet to add a fourth dwelling unit to an existing three-story, three dwelling unit building.

- Continued to October 18, 2019 at 2:00 p.m.

360-19-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Chi Partners, LLC 2711 Washtenaw Series
OWNER: Same as applicant
PREMISES AFFECTED: 2711 N. Washtenaw Avenue
SUBJECT: Application for a variation to reduce the required off-street parking from four to three spaces for the proposed addition of a fourth dwelling unit in an existing three-story, three dwelling unit building.

- Continued to October 18, 2019 at 2:00 p.m.

361-19-Z	ZONING DISTRICT: RM-4.5	WARD: 43
APPLICANT:	Linlin Bai	
OWNER:	Linlin Bai and Yi Zhang	
PREMISES AFFECTED:	2054 N. Burling Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 21.56' to 13.33', front setback from 9.24' to 2.5', south setback from 2' to 0.89', combined side setback from 5' to 4.23', roof top feature setback from 20' to 7.5' for a proposed front patio pit, roof deck with rooftop stairway enclosure and a rear two-story addition to the existing two-story, single family residence.	
	• Approved	
368-19-S	ZONING DISTRICT: B3-2	WARD: 1
APPLICANT:	FH7 Wicker Park, LLC	
OWNER:	RSR Chicago, LLC	
PREMISES AFFECTED:	1425 N. Milwaukee Avenue	
SUBJECT:	Application for a special use to establish a hair and nail salon.	
	• Approved	
369-19-S	ZONING DISTRICT: B3-2	WARD: 1
APPLICANT:	FH7 Wicker Park, LLC	
OWNER:	RSR Chicago, LLC	
PREMISES AFFECTED:	1425 N. Milwaukee Avenue	
SUBJECT:	Application for a special use to establish a massage establishment.	
	• Approved	
370-19-S	ZONING DISTRICT: B3-2	WARD: 1
APPLICANT:	FHY Wicker Park, LLC	
OWNER:	RSR Chicago, LLC	
PREMISES AFFECTED:	1425 N. Milwaukee Avenue	
SUBJECT:	Application for a special use to establish a body art service to provide microblading / permanent makeup.	
	• Approved	
386-19-Z	ZONING DISTRICT: RT-4	WARD: 43
APPLICANT:	Keeper Property Holdings, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1920 N. Kenmore Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 9.41' to zero, west setback from 11.38' to zero, north setback from 11.38' to 1.0*, combined side setback from 28.44' to zero, rear setback from 28.14' to zero, roof top feature setback from 20' to 6.17' for a proposed two-story, single family residence with an attached two-car* garage, rooftop penthouse roof decks and pergolas.	
	• Approved	

*Amended at hearing

387-19-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Keeper Property Holdings, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1920 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 328.35 square feet to zero for a proposed two-story, single family residence with an attached two-car* garage, rooftop penthouse roof decks and pergolas.

- Approved

394-19-S **ZONING DISTRICT: B1-2** **WARD: 48**
APPLICANT: Board of Education of City of Chicago
OWNER: Shopping Center BF, LLC
PREMISES AFFECTED: 5300 N. Broadway
SUBJECT: Application for a special use to establish a public Pre-Kindergarten school.

- Continued to September 20, 2019 at 2:00 p.m.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of July 19, 2019, except for Board Cal. No. 337-19-Z.

Discussion and adoption of updates to the Board's Rules of Procedure.

Adjournment.

*Amended at hearing